

GROUND COVER				
SYMBOL	BOTANICAL	COMMON	SIZE	SPACING
	ACHILLEA TAYGETEA MOONSHINE	YARROW	1 GAL.	TRIANGULAR SPACE 24" O.C.
	HEBEROCALLIS HYBRID	DAYLILY MIXED COLORS	1 GAL.	TRIANGULAR SPACE 24" O.C.
	ROSMARINUS OFFICINALIS HUNTINGTON BLUE	ROSEMARY	1 GAL.	TRIANGULAR SPACE 36" O.C.
	BIOSWALE HYDROSEED MIX (8 LBS / 1000 SF.) TO BE COMPRISED OF SLOPE SAVER 2 WITH AN ADDITIONAL 1% OF CALIFORNIA POPPY FROM AGRONO TEC SEED CO.			
	NATIVE CALIFORNIA WILDFLOWER MIX:			
	ARTEMESIA CAUCASICA	SILVER	3 LBS/ACRE	
	ARTEMESIA GLAUCA	SALTBUSH	8 LBS/ACRE	
	ATRIPLEX SEMIBACCATA	CREEPING SALT BUSH	12 LBS/ACRE	
	CISTUS CRISPUS	ROCKROSE	2 LBS/ACRE	
	ERIOPHYLLUM CONFERTIFOLIUM	GOLDEN YARROW	3 LBS/ACRE	
	EBUSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2 LBS/ACRE	
	LOTUS SCOPARIUS	DEARWEED	8 LBS/ACRE	
	LUPINUS SPECIES	ANNUAL LUPINE	6 LBS/ACRE	
	MIMULUS SPECIES	MONKEY FLOWER	2 LBS/ACRE	
	PLANTAGO INSULARIS	PLANTAIN	20 LBS/ACRE	
	SALVIA COLUMBARIAE	CHIA	2 LBS/ACRE	
	SALVIA SOYOYENSIS	CREEPING SAGE	2 LBS/ACRE	
	SALVIA MELIFERA	BLACK SAGE	2 LBS/ACRE	

TREE NOTE
EXISTING ON-SITE TREES ARE NOT INDIGINOUS TO THE AREA AND THEY ARE NOT IN A LOCATION THAT WOULD MAKE IT FEASIBLE TO SAVE THEM. SEE THE LANDSCAPE PLAN FOR THE PROPOSED NEW TREE LOCATIONS.

SHRUBS				
SYMBOL	BOTANICAL	COMMON	SIZE	
	CEANTHUS JOYCE COULTER	CALIFORNIA LILAC	5 GAL.	
	CISTUS PURPUREUS	ROCKROSE	5 GAL.	
	GREVILLEA NOELLII	NON	5 GAL.	
	HETEROMELES AREUTIFOLIA	TOYON	5 GAL.	
	NEROLIUM OLEANDER	OLEANDER MIXED COLORS	5 GAL.	
	FENNICETUM SETACEUM RUBRUM	PURPLE FOUNTAIN GRASS	5 GAL.	
	RAPHIOLEPIA INDICA SPRINGTIME	INDIA HAWTHORN	5 GAL.	
	RHUS OVATA	SUGAR BUSH	5 GAL.	
	ROSMARINUS OFFICINALIS HUNTINGTON BLUE	ROSEMARY	1 GAL.	
	SALVIA GREGGII	AUTUMN SAGE - RED FLOWER	5 GAL.	

METHOD OF ERROSION CONTROL
THE PROPOSED PLANTING ALONG WITH THE USE OF JUTE NETTING FOR 2:1 SLOPES WILL HELP TO PROVIDE STABILITY WITHOUT SIGNIFICANT OR EXCESSIVE EROSION AT MUTURITY OF PLANTING. COMPLETED SLOPES THAT ARE MORE THAN FIVE FEET IN HEIGHT, MORE THAN 250 S.F. IN TOTAL AREA, AND STEEPER THAN 3:1 THAT HAVE BEEN DISTURBED AT ANY TIME BY CLEARING, GRADING, OR LANDSCAPING, SHALL BE PROTECTED FROM EROSION PRIOR TO THE FIRST RAINY SEASON FOLLOWING COMPLETION OF THE SLOPE, AND CONTINUOUSLY THEREAFTER.

MULCH NOTE
CONTRACTOR TO PROVIDE A 2" LAYER OF MULCH FOR ALL PLANTING BEDS AND SLOPES LESS THAN 3:1

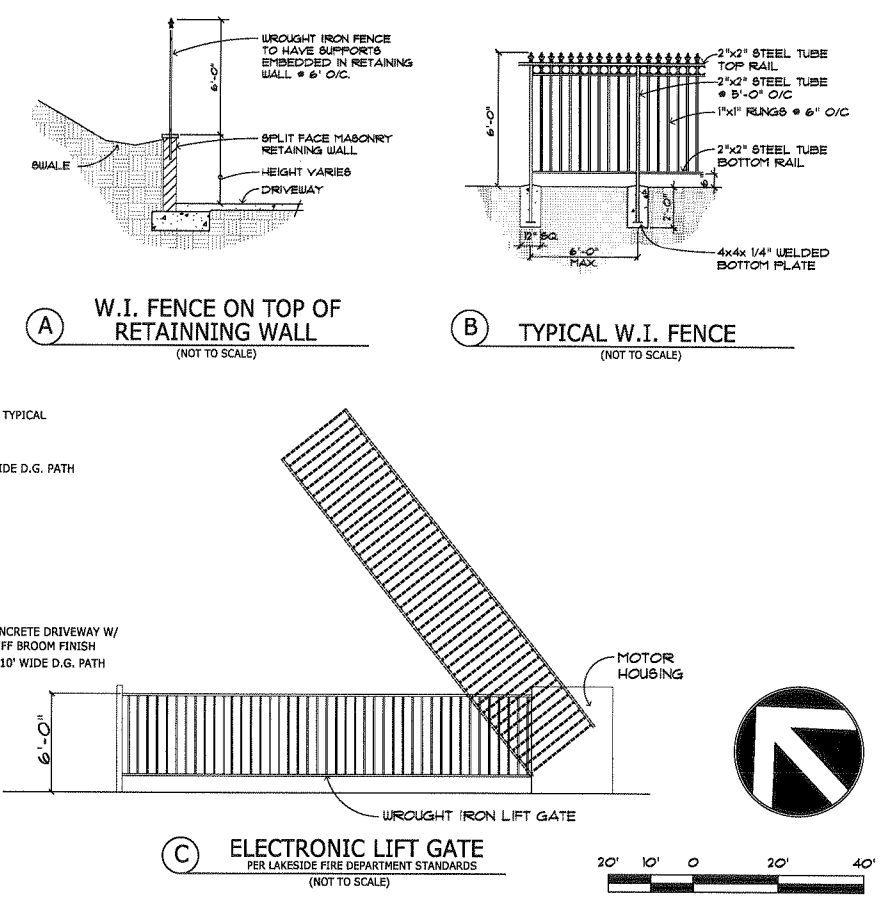
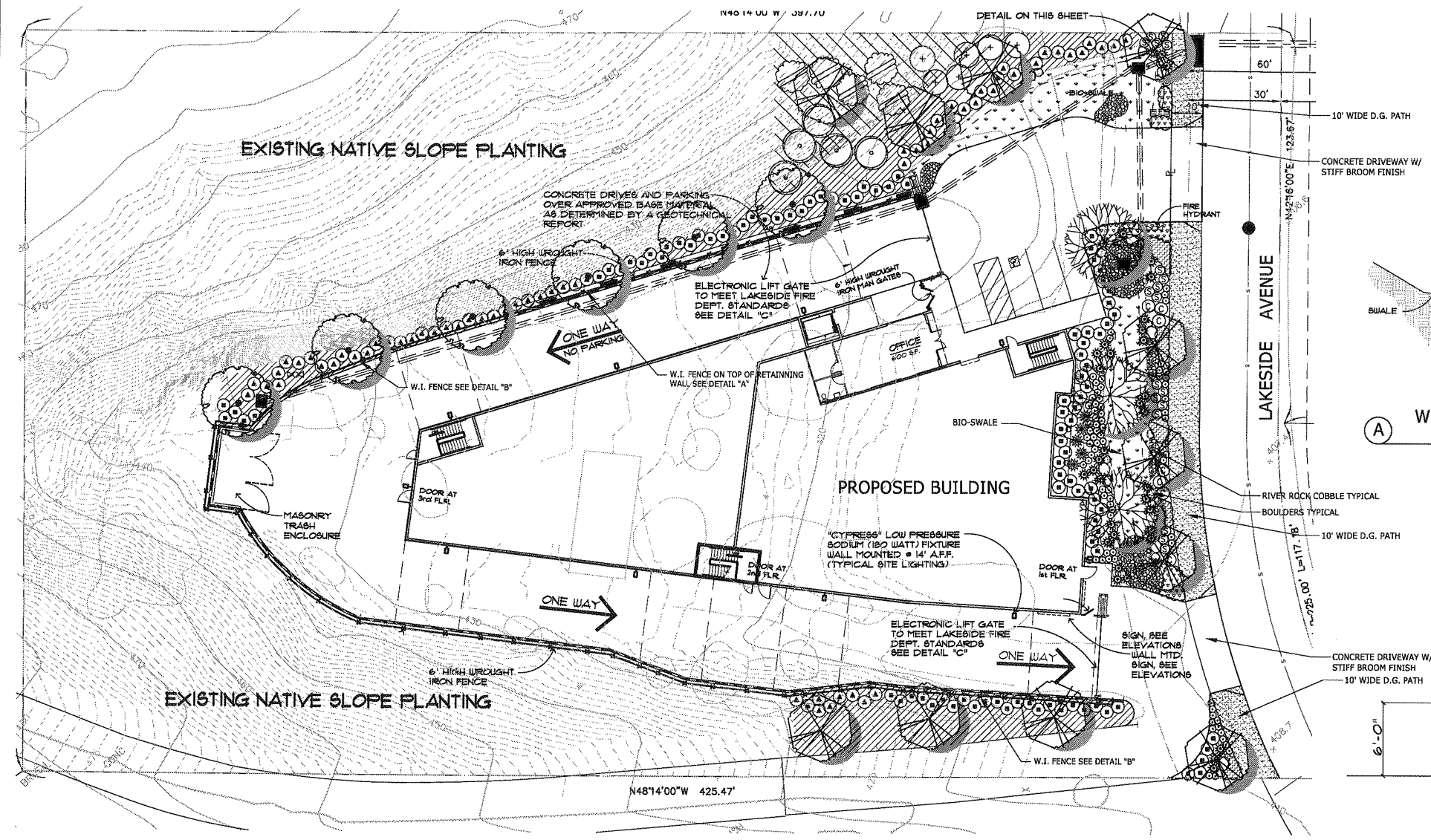
PLANT LEGEND				
TREES				
SYMBOL	BOTANICAL	COMMON	SIZE	QUANTITY
	PLATANUS RACEMOSA (DECIDUOUS SHADE TREE)	CALIFORNIA SYCAMORE	24" BOX 15 GAL.	1 2
	RHUS LANCEA (EVERGREEN SHADE TREE)	AFRICAN SUMAC	15 GAL.	6
	SCHINUS MOLLE STANDARD (EVERGREEN SHADE TREE)	CALIFORNIA PEPPER	24" BOX 15 GAL.	5 6

ROOT BARRIER NOTE:
ALL TREES WITHIN 8' OF HARDSCAPE SHALL BE IN SHAWTOWN LINEAR ROOT BARRIER 24" DEEP. WRAP AROUND IS NOT ALLOWED IT MUST BE LINEAR EXTENDING 8' IN BOTH DIRECTIONS FROM CENTER OF TREE.

ENCROACHMENT PERMIT NOTE
ANY PROPOSED PLANTING WITHIN THE PUBLIC RIGHT-OF-WAY WILL NEED AN ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. PROOF OF THIS PERMIT WILL BE REQUIRED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE SUBMITTAL PROCESS.

MAINTENANCE NOTE
MAINTENANCE OF ALL LANDSCAPE WITHIN THE RIGHT-OF-WAY ALONG LAKESIDE AVENUE SHALL BE THE RESPONSIBILITY OF THE OWNER.

METHOD OF IRRIGATION
This landscape design groups plants with similar water needs together into distinct hydrozones of Low, Moderate, and High. A combination of spray heads and gear driven rotors will be used to water the landscape areas. Most of the plants used are drought tolerant. Each hydrozone is on a separate irrigation valve and the controller has rain shut-off capability to efficiently irrigate the landscape and prevent waste of water. A 2" layer of mulch will be used to retain moisture and reduce weeds. Potable water will be used to irrigate as there are no plans for reclaimed water.



ROB-001, POB-002, EROB-14-001

REVISION	BY

ENVIRONS, INC.
LANDSCAPE ARCHITECTURE
1246 N. BRIDGEMONT • CHANAYON, CA 92711
PH: (909) 505-4663 • FAX: (909) 505-0446

PRELIMINARY LANDSCAPE PLAN
ROUTE 67 STORAGE
OWNER: DANUBE PROPERTIES, INC.
2055 3rd Avenue, Suite 200
San Diego, Ca. 92101 (619) 295-2247 (6224)

SELF STORAGE
LAKESIDE AVE.

DATE:
SCALE:
DRAWN:
JOB NO: MARROO61
SHEET L-1